



**LEASE**

**7420 Fm 2449**

**7420 FM 2449**

Ponder, TX 76259

**PRESENTED BY:**

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## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$10.00 SF/yr (NNN)
<b>NUMBER OF UNITS:</b>	7
<b>AVAILABLE SF:</b>	5,915 - 17,189 SF
<b>LOT SIZE:</b>	494,688 SF
<b>BUILDING SIZE:</b>	56,934 SF

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## PROPERTY DESCRIPTION

Now available for lease at 7420 FM 2449 in Ponder, TX, this well-positioned industrial park offers a rare combination of warehouse and high-end office space in the fast-growing North Denton County market with convenient access to I-35W and Denton.

The property features two buildings available for lease:

One open warehouse building consisting of approximately 5,915 SF each, ideal for contractors, storage, distribution, and light industrial users seeking functional, straightforward warehouse space.

One 17,189 SF two-story building offering approximately 5,000 SF of warehouse space with the balance comprised of high end office finish-out, providing an exceptional opportunity for users needing a strong office presence paired with a small warehouse component.

This park is well-suited for a variety of uses including contractor operations, light manufacturing, service/industrial users, and office-flex tenants, with strong visibility and access from FM 2449.

## LEASE SPACES



### LEASE INFORMATION

<b>LEASE TYPE:</b>	NNN	<b>LEASE TERM:</b>	Negotiable
<b>TOTAL SPACE:</b>	5,915 - 17,189 SF	<b>LEASE RATE:</b>	\$10.00 SF/yr

### AVAILABLE SPACES

#### SUITE SIZE (SF) LEASE TYPE LEASE RATE DESCRIPTION

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Building 1	17,189 SF	NNN	Call for Pricing	Two-stories of office finish (±12,189 SF) with ±5,000 SF attached warehouse.
Building 5	5,915 SF	NNN	\$10.00 SF/yr	5,915 SF warehouse with ±425 SF office (2 offices + restroom) and (2) grade-level overhead doors.

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VACANT SPACES



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## BUILDING 1 PHOTOS



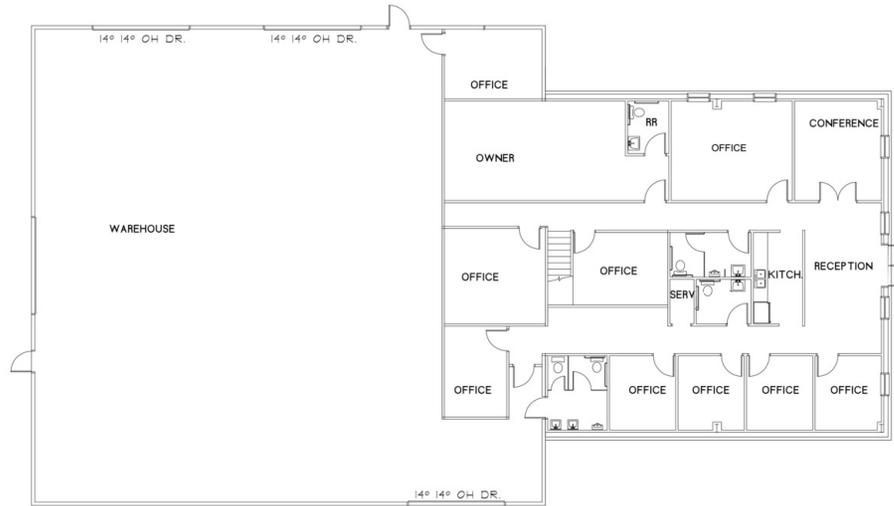
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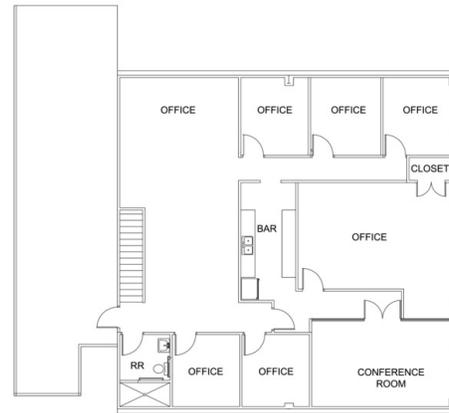
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# BUILDING 1 PLANS



FIRST FLOOR PLAN



SECOND FLOOR PLAN

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## BUILDING 5 PHOTOS



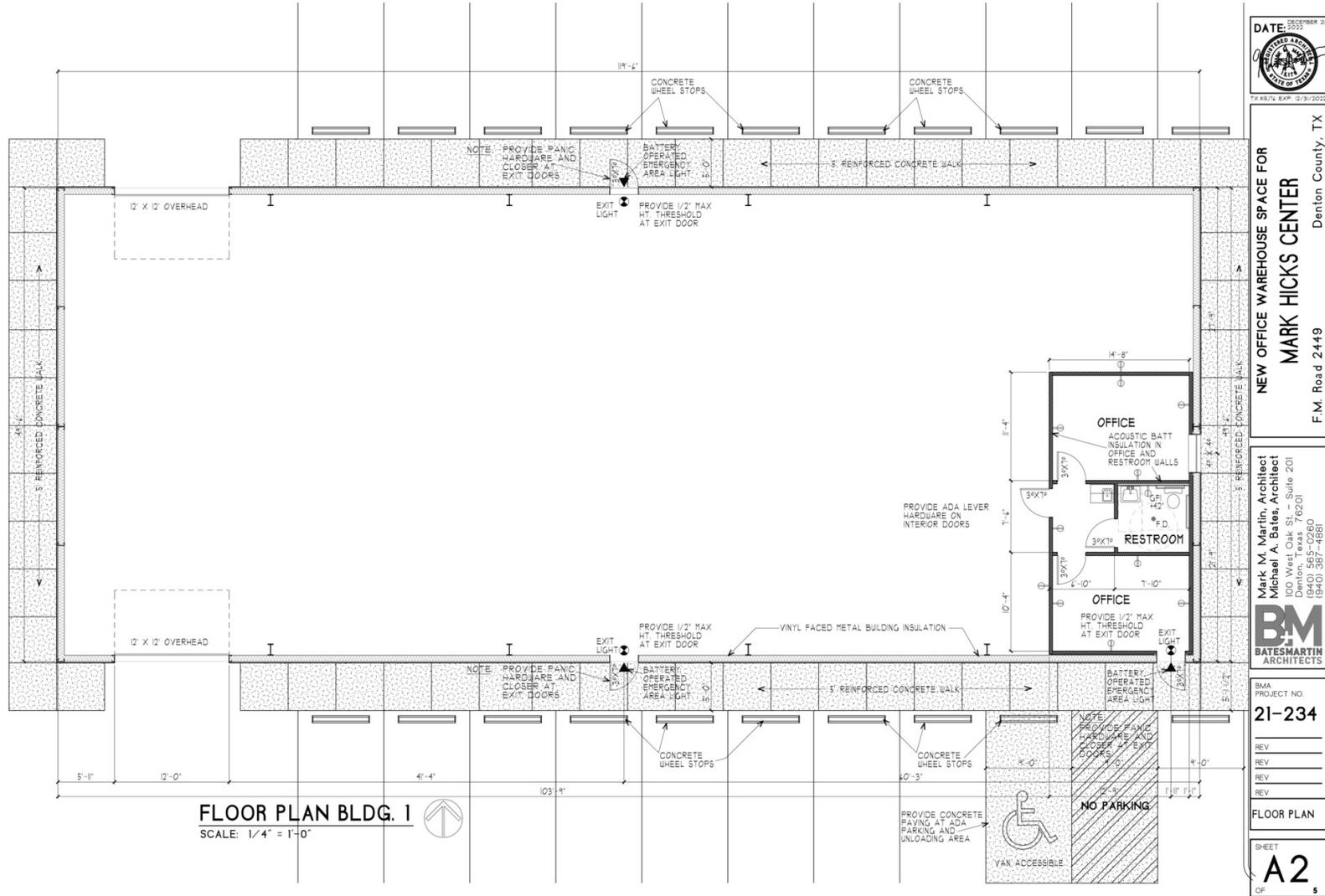
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# BUILDING 6 AND 7 PLANS



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## PARK OVERVIEW



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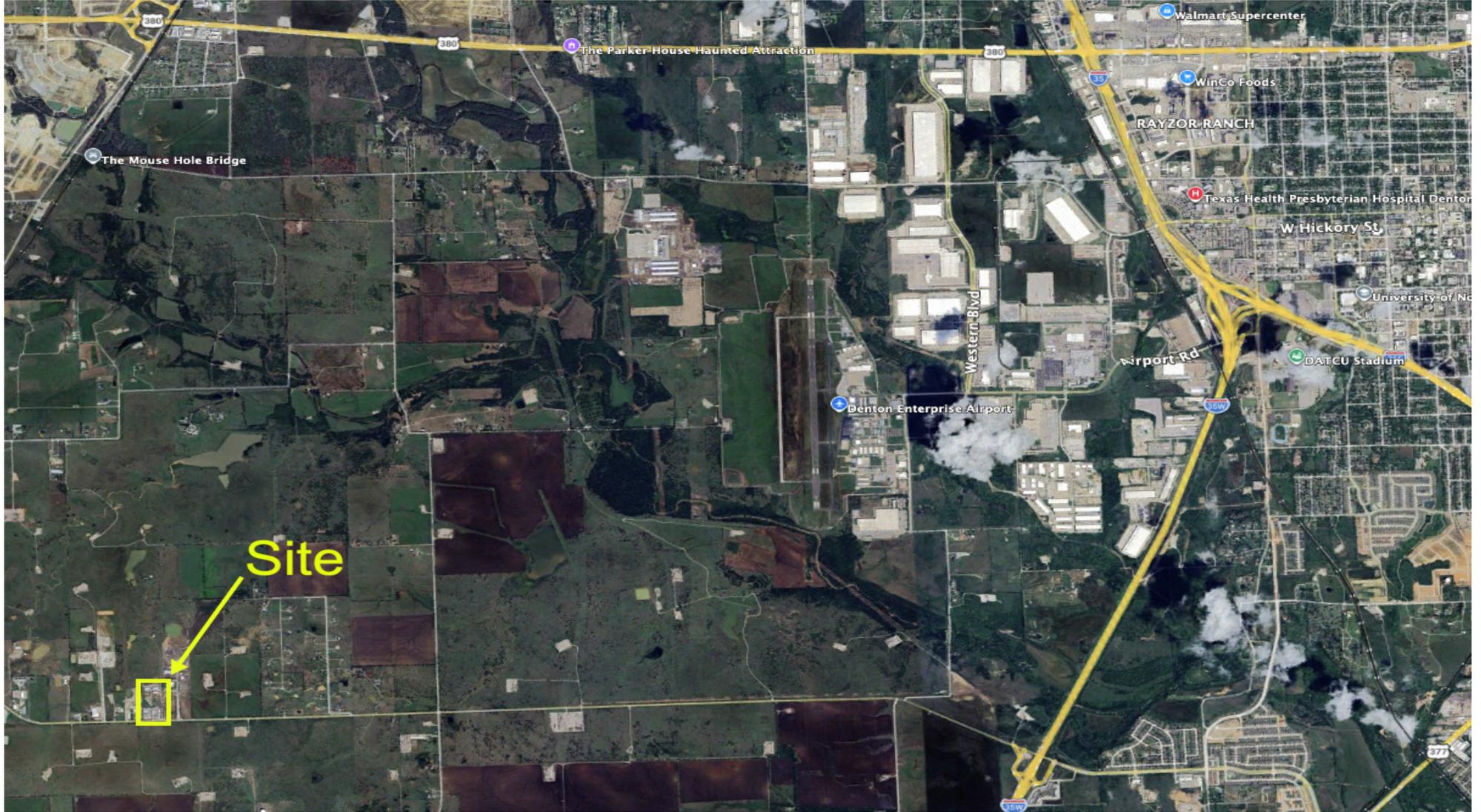
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# LOCATION MAP



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